



ACTON PLANNING BOARD

Minutes of Meeting September 12, 2006 Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King, Mr. Edmund Starzec, Ms. Ruth Martin, Mr. Bruce Reichlen attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent were Mr. Michael Densen and associate Mr. Alan Mertz.

Mr. Niemyski called the meeting to order at 7:34 PM.

I. Citizens Concerns

No concerns.

II. Consent Agenda

A. The minutes of 8/8/06 were approved unanimously as drafted.

III. Half Moon – New View Condo Trust – New Shed

Board members reviewed staff memo to allow an amendment to the New View PCRC plans and permit for a new tractor shed. Mr. Schaffner moved to approve the decision as amended, Mr. Starzec 2nd, all voted in favor.

IV. Reports

CPC: Mr. Ed Starzec stated the next meeting will be Thursday, September 14, 2006.

V. Yin Peet Property – 68 Quarry Road – PCRC Application SP - Continuation

Mr. Niemyski opened the public hearing at 7:45PM and the motion was made to continue the public hearing on September 26, 2006 at 8:30 PM due to a lack of quorum. The motion passed unanimously.

VI. Fort Pond Place – 53 Fort Pond Road – Preliminary Plan

Mr. Niemyski opened the public meeting at 9:00pm. Mr. Daniel B. Greenberg, of Wilson & Orcutt, P.C. and Mr. Rich Harrington, of Stamski & McNary, Inc. were present and described the preliminary plan: The property at 53 Fort Pond Road/342 Nagog Hill Road proposes a residential compound for the subdivision into four lots of a tract of land on the Littleton line. There is presently one house on the +/- 8.8 acre parcel, of which less than 8 (+/- 7.4) acres are in Acton and +/- 1.4 acres are in Littleton. The recommendation by the Littleton Planning Board was to file an Approval Not Required plan for the land in Littleton. Staff has not received any indication from the Conservation commission on whether the wetlands delineations shown on the plan have been approved and what their thoughts are on the road location.

Abutters in attendance raised questions and concerns related to:

- Will be driveway be widened?
- What will be the length of the access road to Fort Pond Place?
- Will there be any blasting?
- Will the road be renamed; too confusing for individuals unfamiliar with the neighborhood.
- Any clearing of trees?

Board members raised questions and concerns related to:

- Need to show abutters' septic and wells on the definitive plan.

- Write Littleton Planning Department a letter regarding reducing the street width to Acton standards and reconsider their requirements.
- Reconfigure the driveway turnaround; give more of a buffer.
- Reconfigure Lot 2.
- Use the same scale for the plans, including the “proof plan”.
- Consider Low Impact Development design for drainage.
- Rename the street.
- Delineate what portion of the subdivision contains special concern species habitat.

Board members reviewed the draft decision and modified it to include all their concerns. Mr. Niemyski moved to approve the amended decision. Vote: Mr. Niemyski, Mr. Schaffner, Mr. Starzec, Ms. Martin, Mr. King and Mr. Reichlen in favor. Motion carried 6-0. The motion was made to close the public hearing. The motion passed unanimously.

VII. 45 Main Street, Decision

Board members reviewed the draft decision. Mr. Niemyski moved to approve the decision as drafted. Vote: Mr. Niemyski, Mr. Starzec, Ms. Martin, Mr. King and Mr. Reichlen in favor. Motion carried 5-0.

VIII. QRCC – ENSR – Request for Bond Release – Site Inspection

Mr. Bartl explained that a request for a release of the erosion and sedimentation control bond at the Quail Ridge Country Club has been received. ENSR has certified that everything is fully stabilized except for the area around the club house which is in initial stabilization. Also, Mr. Bartl will schedule a meeting with members of the board to view and report their findings regarding the tree screen along the driving range and to see if the bond for replacement trees there can be released or if some need to be planted. Mr. Schaffner, Mr. Starzec and Mr. Reichlen have accepted to join Mr. Bartl on the inspection.

Mr. Schaffner moved to close the meeting, Mr. Starzec 2nd; all voted in favor.

The meeting adjourned at 9:45 PM.